

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4422**

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 2 – DEFINITIONS

- (a) By adding a new definition after the definition of ELECTRONIC MESSAGE CENTER SIGN, as follows:
- "EQUESTRIAN RIDING FACILITY means the use of land, buildings and structures to keep, breed, raise, train and ride horses, and may include ancillary boarding stables, riding lessons, tours, veterinary clinic and animal hospital; excludes racetracks and events that must be licenced by the BC Racing Commission, competitions, fairs and festivals."
- (b) By amending the definition of CAMPING SPACE by adding the words "no greater than 125m²" after the word "area".

B. SCHEDULE A, PART 1, SECTION 3.07

- (a) By adding the words "AG-2 Agricultural 2" after the words "AG Agricultural".

C. SCHEDULE A, PART 2 - ZONING DISTRICTS

- (a) By adding a new section 3B.0 Agricultural 2 Zone – AG-2 as follows:

3B.0 Agriculture 2 Zone – AG-2

3B.01 Permitted Uses & Buildings

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted by the Agricultural 2 AG-2 Zone:

Principal Uses:

- (a) Agriculture;
- (b) Farm Buildings;
- (c) Residential;
- (d) One-family Dwelling;
- (e) Equestrian Riding Facility;

Accessory Uses:

- (f) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (g) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (h) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (i) Home Based Business Categories One, Two and Three;
- (j) Two Boarders or Lodgers;
- (k) Composting of organic waste generated on site;
- (l) Campground accessory to an Equestrian Riding Facility.

**3B.02 Minimum Lot Size for
Subdivision Purposes**

- (a) The minimum lot size for subdivision purposes shall be 10.0 ha.

3B.03 Lot Coverage

- (a) The maximum lot coverage shall be 10%.

3B.04 Density

- (a) One one-family dwelling per 4 hectares is permitted;
- (b) One secondary suite or one detached accessory suite per 4 hectares is permitted;
- (c) The Floor Area Ratio of all Farm Buildings, and buildings and structures devoted to Agriculture or an Equestrian Facility shall not exceed 0.0085;
- (d) Residential buildings and structures shall not exceed a Floor Area Ratio of 0.01;
- (e) One camping space per 3 ha and a maximum total floor area of 60 m² for all accessory buildings and structures devoted to the campground use;
- (f) The maximum number of persons per camping space shall be 10.

3B.05 Height

- (a) The maximum height of principal buildings and structures shall be 11 m.

3B.06 Required Yards

- (a) Residential buildings and structures shall be set back a minimum of:
 - i) 7.5 m from the front lot line;
 - ii) 6 m from side lot lines;
 - iii) 10 m from the rear lot line;
 - iv) 6 m CTS from flanking lot lines.
- (b) Buildings and structures devoted to Agriculture and Equestrian Riding Stables shall be set back a minimum of:
 - i) 30 m from the front lot line;
 - ii) 15 m from side, rear and flanking lot lines.
- (c) Campgrounds shall be set back a minimum of 30 m from the front, side, rear and flanking lot lines.

3B.07 Watercourse Setbacks

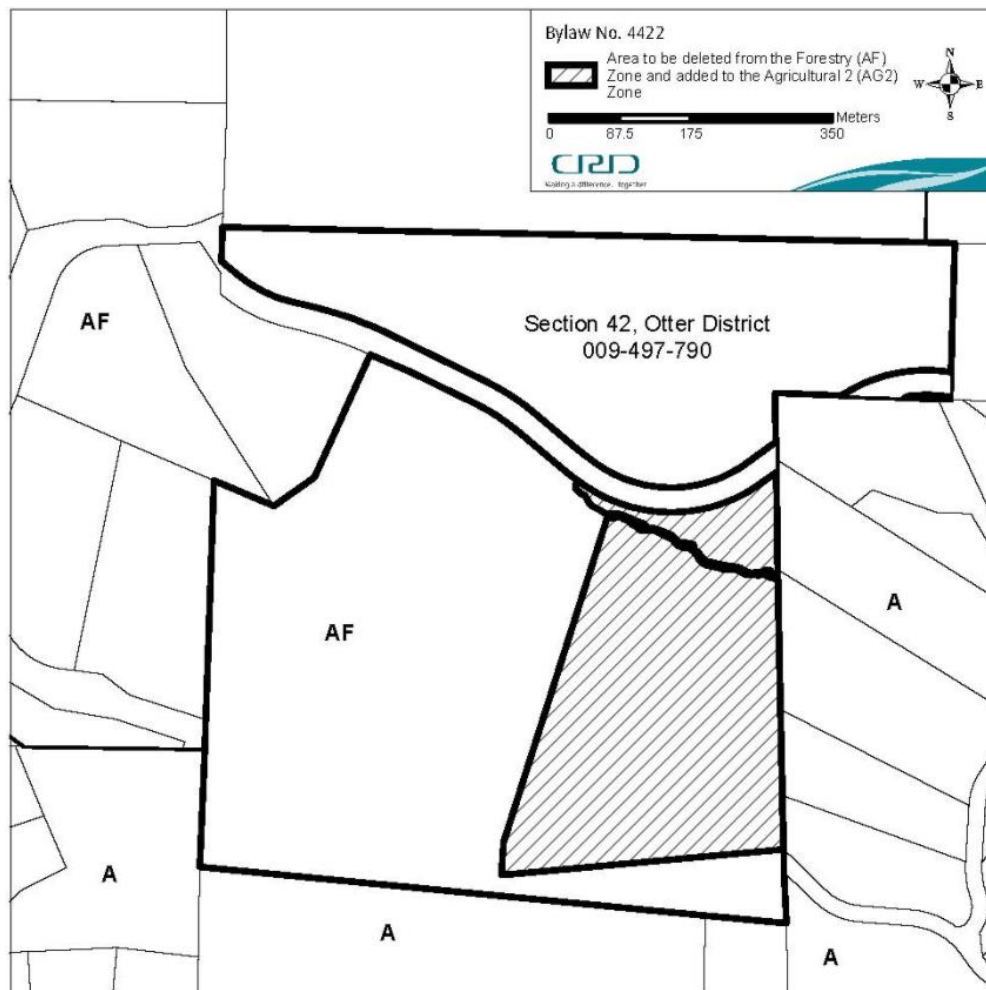
- (a) Farm buildings, buildings and structures devoted to Agriculture or an Equestrian Riding Facility, and manure storage areas shall be setback a minimum of 30 m from the natural boundary of a watercourse.

E. SCHEDULE A, PART 3, SECTION 5.0 LAND USE AND PARKING SPACES REQUIRED

- (a) By adding the words "Equestrian Riding Facility 5 plus 1 per 2 employees" below the words "Equipment Sales/Rentals (See Retail Uses of the same size)"; and

F. SCHEDULE B, ZONING MAPS

- (a) By deleting that portion of Section 42, Otter District, except that part lying 50 feet on each side of the centre line of the right of way shown on Plan 121 RW and except that part in Plan EPP63580 from the Forestry AF zone and add it to the Agricultural 2 (AG-2) zone, as shown in Plan No. 1.

Plan No. 1 of Bylaw No. 4422, an amendment to Bylaw No. 2040

2. This bylaw may be cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 152, 2021”.

READ A FIRST TIME THIS _____ day of _____, 2021.

READ A SECOND TIME THIS _____ day of _____, 2021.

READ A THIRD TIME THIS _____ day of _____, 2021.

ADOPTED THIS _____ day of _____, 2021.

CHAIR

CORPORATE OFFICER